030.0	0004	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,004,900 / 1,004,900
					USE VALUE:	1,004,900 / 1,004,900
					ASSESSED:	1,004,900 / 1,004,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
170		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARRIG ROBERT & NANCY JANE	
Owner 2:	MURPHY REAL ESTATE HOLDINGS LL	
Owner 3:		
Street 1:	C/O RENZI BULGER GROUP LLC	
Street 2:	PO BOX 750057	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02475	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	CARRIG ROBERT/JAMES/NANCY JANE -
Owner 2:	MURPHY REAL EST HOLDINGS LLC -
Street 1:	C/O THAYER & ASSOC
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02140

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1938, having primarily Brick Exterior and 3196 Square Feet, with 4 Units, 4 ownership than Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	5164.000	589,300	1,700	413,900	1,004,900
Total Card	0.119	589,300	1,700	413,900	1,004,900
Total Parcel	0.119	589,300	1,700	413,900	1,004,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.42 | /Parcel: 314.42

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 21050

GIS Ref

GIS Ref

Insp Date 11/07/18

!2531!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 030.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	589,300	1700	5,164.	413,900	1,004,900		Year end	12/23/2021
2021	111	FV	589,300	1700	5,164.	413,900	1,004,900		Year End Roll	12/10/2020
2020	111	FV	558,300	1700	5,164.	413,900	973,900	973,900	Year End Roll	12/18/2019
2019	111	FV	474,700	1800	5,164.	439,800	916,300	916,300	Year End Roll	1/3/2019
2018	111	FV	474,700	1800	5,164.	320,800	797,300	797,300	Year End Roll	12/20/2017
2017	111	FV	444,900	1800	5,164.	279,400	726,100	726,100	Year End Roll	1/3/2017
2016	111	FV	444,900	1800	5,164.	238,000	684,700	684,700	Year End	1/4/2016
2015	111	FV	400,300	1900	5,164.	232,800	635,000	635,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:38:43

LAST REV

Date	Time
09/15/21	12:49:11
mmcmakin	

PAT ACCT. 2531

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY OLIVE R	1407-23	1	10/10/2019	Convenience	10	No	No		Olive R Murphy transferred interest --> Murph Thomas J Carrig dod 4/23/2001
CARRIG THOMAS J	1407-23		10/28/2011	Estate/Div		No	No		
CARRIG OLIVE R	1196-38		11/3/1998	Convenience	1	No	No		ownership changed from 148 Broadway Street Re
CARRIG JAMES A	01196-38		11/3/1988	Family	325,000	No	No		James A Carrig sold interest to Olive R. Murp

USER DEFINED

Prior Id # 1:	21050
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2021	Mail Update	MM	Mary M
5/13/2021	I & E Return	MM	Mary M
11/7/2018	MEAS&NOTICE	HS	Hanne S
2/24/2009	Measured	197	PATRIOT
2/14/2000	Measured	197	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		5164		Sq. Ft.	Site		0	80.	1.00	1			Med. Tr	-10					413,941						413,900	

Total AC/HA:	0.11855	Total SF/SM:	5164	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON	Total:	413,941	Spl Credit		Total:	413,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.97853565
Const Adj.:	1.06049991
Adj $ / SQ:	145.283
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	723974
Depreciation:	134659
Depreciated Total:	589315

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	3	1	M
Totals			
4	12	4	

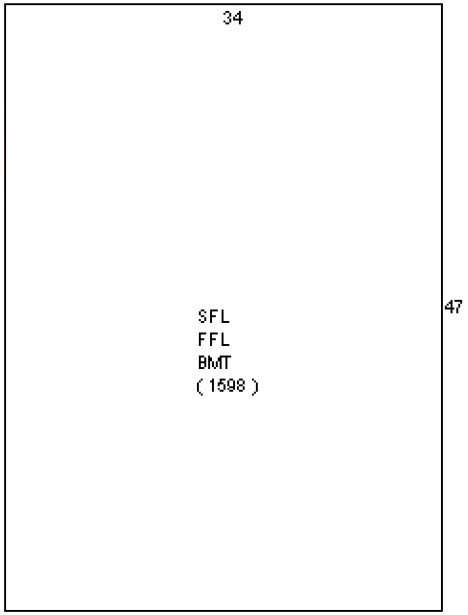
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	145.28
Special Features:	0	Val/Su Net:	122.92
Final Total:	589300	Val/Su SzAd	184.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,598	43.580	69,649
FFL	First Floor	1,598	145.280	232,163
SFL	Second Floor	1,598	145.280	232,163

Net Sketched Area:	4,794	Total:	533,975

Size Ad	3196	Gross Area	4794	FinArea	3196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	600	A	AV	1985	4.00	T	27.2	111			1,700			1,700

More:	N	Total Yard Items:	1,700	Total Special Featues:		Total:	1,700